



**PLANNING COMMISSION:**

Mr. Daniel A. Gecker, Chairman  
Mr. Russell J. Gulley, Vice Chairman  
Mr. Jack R. Wilson, III, Chairman  
Mr. Sherman W. Litton  
Mr. F. Wayne Bass  
Mr. Kirkland A. Turner, Secretary to the Commission,  
Planning Director

**HISTORIC PRESERVATION COMMITTEE:**

Mrs. Mary Ellen Howe, Chairperson  
Mr. Jim Daniels, Vice-Chairman  
Mr. George W. "Skip" Wallace  
Mr. Bryan Walker  
Mr. J. Carl Morris  
Mr. George Emerson

**ABSENT:**

Mr. John V. Cogbill, III

**ALSO PRESENT:**

Mr. Glenn E. Larson, Assistant Director, Advance Planning  
and Research and Information Section, Planning Department  
Mr. Michael E. Tompkins, Assistant Director,  
Development Review Section, Planning Department  
Ms. Beverly F. Rogers, Assistant Director, Zoning and  
Special Projects Section, Planning Department  
Mr. Robert V. Clay, Planning and Special Projects Manager,  
Zoning and Special Projects Section, Planning Department  
Ms. Jane Peterson, Planning and Special Projects Manager,  
Zoning and Special Projects Section, Planning Department  
Ms. Darla W. Orr, Planning and Special Projects Manager,  
Zoning and Special Projects Section, Planning Department  
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,  
Zoning and Special Projects Section, Planning Department  
Mr. Gregory E. Allen, Planning Administrator,  
Development Review Section, Planning Department  
Mr. Jeffrey H. Lamson, Senior Planner, Development  
Review Section, Planning Department  
Mr. Joseph E. Feest, Planning Administrator, Development  
Review Section, Planning Department  
Ms. Amy Somervell, Senior Planner, Development  
Review Section, Planning Department

Mr. Steven F. Haasch, Principal Planner, Advance Planning and  
Research Section, Planning Department  
Ms. Linda N. Lewis, Administrative Assistant, Administration  
Section, Planning Department  
Ms. Betsy Johnson, Secretary,  
Administrative Section, Planning Department  
Ms. Stacy Taffer, Administrative Supervisor,  
Administrative Section, Planning Department  
Mr. David W. Robinson, Assistant County Attorney,  
County Attorney's Office  
Ms. Tara McGee, Assistant County Attorney,  
County Attorney's Office  
Mr. R. John McCracken, Director,  
Transportation Department  
Mr. Stan B. Newcomb, Principal Engineer,  
Transportation Department  
Mr. Richard M. McElfish, Director,  
Environmental Engineering Department  
Mr. Douglas Pritchard, Jr., Engineering Supervisor,  
Environmental Engineering Department  
Mr. Randolph Phelps, Senior Engineer,  
Utilities Department  
Lieutenant Frank X. Nause III,  
Fire Marshal #4, Fire Department  
Dr. Mike Etienne, Communications Specialist,  
Planning Department, School Administration

### **ASSEMBLY AND WORK SESSION**

Messrs. Gecker, Gulley, Wilson, Litton, Bass and staff assembled at 12:00 p. m. in the Multipurpose Meeting Room (1<sup>st</sup> Floor) of the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, VA, for lunch and a work session to discuss the following:

- I. Requests to **Postpone Action, Emergency Additions, Changes** in the **Order of Presentation** and **Dinner Location Selection**.
- II. Review **Upcoming Agendas**. (Any rezonings or conditional uses scheduled for future meetings.)
- III. Review **Day's Agenda**. (Any items listed for the 3:00 p.m. and 6:00 p.m. Sessions.)
- IV. **Work Program – Review and Update**.
- V. **Recess**.

### I. **REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION AND DINNER LOCATION.**

It was the consensus of the Commission to amend the agenda to add a new Item V., Set Public Hearing to consider a Code Amendment relative to Responsibilities of the Planning Commission and Preservation Committee; and to add a new Item VI., Set Public Hearing to consider an Amendment to the *Upper Swift*

*Creek Plan* Amendment relative to Levels of Service for Transportation and Schools; and reordered the agenda accordingly.

◆ **DINNER LOCATION.**

Mr. Turner noted a catered, buffet-style dinner was planned for the Commission at 5:00 p. m. in the main break room on the first floor of the Community Development Building.

**II. REVIEW UPCOMING AGENDAS.**

Ms. Rogers apprised the Commission of the caseload agenda for the upcoming months of January, February and March 2008.

**III. REVIEW DAY'S AGENDA.**

Messrs. Tompkins, Allen and Feest presented an overview of, and staff's recommendations for, requests to be considered at the 3:00 p. m. Public Meeting.

Ms. Rogers presented an overview of, and staff's recommendations for, requests to be considered at the 6:00p. m. Public Meeting and Hearing.

Mr. Turner noted the Joint Planning Commission/Historic Preservation Committee Session scheduled at 6:00 p. m. to consider historic landmark designation for Case 08HP153, John and Kimberly Hughes (George Perdue House) and Case 08HP0154, John and Kimberly Hughes (Perdue-Mitchell House).

Mr. Haasch presented an overview of, and staff's recommendations for, a proposed Amendment relating to the *Northern Courthouse Road Community Plan* to be considered at the 7:00p. m. Public Meeting and Hearing.

**IV. WORK PROGRAM.**

There being no additions, deletions or revisions to the Commission's Work Program, the Commission reviewed and accepted the January 2008 Work Program.

**V. SET PUBLIC HEARING TO CONSIDER A CODE AMENDMENT RELATIVE TO RESPONSIBILITIES OF THE PLANNING COMMISSION AND PRESERVATION COMMITTEE.**

Mr. Robinson presented an overview of, and staff's recommendation for, a proposed Code Amendment relative to responsibilities of the Planning Commission and Preservation Committee and asked the Commission to schedule a public hearing on January 15, 2008.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission set the date of, and requested staff take the necessary steps to advertise, January 15, 2008, at 7:00 p. m., in the Public Meeting Room of the Chesterfield Administration Building, for a public hearing to consider a proposed Code Amendment relative to Responsibilities of the Planning Commission and Preservation Committee.

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

**VI. SET PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE *UPPER SWIFT CREEK PLAN* AMENDMENT RELATIVE TO LEVELS OF SERVICE FOR TRANSPORTATION AND SCHOOLS.**

Mr. Turner presented an overview of, and staff's recommendation for, an amendment to the *Upper Swift Creek Plan* Amendment relative to levels of service for transportation and schools and asked the Commission to schedule a public hearing on January 15, 2008.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission set the date of, and requested staff take the necessary steps to advertise, January 15, 2008, at 7:00 p. m., in the Public Meeting Room of the Chesterfield Administration Building, for a public hearing to consider an amendment to the *Upper Swift Creek Plan* Amendment relative to levels of service for transportation and schools.

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

**VI. RECESS.**

There being no further business to come before the Commission, it was on motion of Mr. Wilson, seconded by Mr. Gulley, that the Commission recessed at 12:55 p. m., agreeing to reconvene at 3:00 p. m. in the Community Development Multipurpose Room for the Afternoon Session.

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

**3:00 P. M. PUBLIC MEETING**

Mr. Gecker, Chairman, called the meeting to order at 3:00 p. m. in the Multipurpose Meeting Room of the Chesterfield County Community Development Customer Service Building.

**I REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**II. REVIEW MEETING PROCEDURES.**

Mr. Turner reviewed the meeting procedures for consideration of tentative subdivision and site plan approvals.

**III. APPROVAL OF PLANNING COMMISSION MINUTES.**

Mr. Turner stated that the November 20, 2007, Joint Planning Commission and Preservation Committee and the November 20, 2007, Planning Commission Regularly Scheduled Meeting minutes were incomplete at this time and requested the minutes be carried over to the January 15, 2008, Planning Commission meeting.

- **NOVEMBER 20, 2007 JOINT PLANNING COMMISSION AND PRESERVATION COMMITTEE.**

It was the consensus of the Commission to carry over the November 20, 2007, Joint Planning Commission and Preservation Committee Meeting minutes to the January 15, 2008, Planning Commission meeting.

- **NOVEMBER 20, 2007 PLANNING COMMISSION REGULARLY SCHEDULED MEETING MINUTES.**

It was the consensus of the Commission to carry over the November 20, 2007, Planning Commission Regularly Scheduled Meeting minutes to the January 15, 2008, Planning Commission meeting.

#### **IV. CONSIDERATION OF THE FOLLOWING REQUESTS:**

##### **♦ WITHDRAWAL.**

**06TS0211:** (Amended) In Dale Magisterial District, **PATRICK CONSTRUCTION** withdrew a request for relief to Section 17-76(h) of the Subdivision Ordinance to permit up to sixty-two (62) lots on one (1) improved public access. This project is commonly known as **AUTUMN GROVE (FORMERLY AUTUMN LEAF)**. This request lies in a Residential (R-12) District on a 35.37 acre parcel lying approximately 1,700 feet on the west line of Stonebridge Subdivision (Sections 3 and 4), also fronting approximately fifty (50) feet on Koufax Drive and located at the terminus of Koufax Drive. Tax ID 774-678-9980.

Mr. Andy Scherzer, the applicant's representative, confirmed withdrawal of Case 06TS0211.

No one came forward to speak in favor of, or in opposition to, withdrawal of the request.

On motion of Mr. Litton, seconded by Mr. Wilson, the Commission acknowledged withdrawal of Case 06TS0211, Patrick Construction (Autumn Grove (Formerly Autumn Leaf)).

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

##### **♦ CASES WHERE THE APPLICANT DID NOT ACCEPT THE RECOMMENDATION AND/OR THERE WAS PUBLIC OPPOSITION OR CONCERN.**

**07PR0360:** In Matoaca Magisterial District, **SPACEMART PARTNERS** requested approval of screening of loading areas and site lighting, as required by Case 86SN0144. This development is commonly known as **SPACEMART**. This request lies in Light Industrial (I-1) and Regional Business (C-4) Districts on a 3.17 acre parcel lying approximately 735 feet on the south line of Commonwealth Centre Parkway, also fronting approximately 270 feet on the east line of Brad McNeer Parkway and located in the southeast quadrant of the intersection of these roads. Tax IDs 736-675-7199; 736-676-4308; and 736-676-6214.

Mr. Andy Scherzer, the applicant's representative, accepted staff's recommendation, including the Addendum.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission resolved that approval of screening of loading areas and site lighting, as required by Case 86SN0144, for Case 07PR0360, Spacemart Partners (Spacemart), shall be and it thereby was granted, subject to the following conditions:

CONDITIONS:

1. The screen fence elevations shall be revised and resubmitted to the Planning Department to include notes stating that the masonry piers shall be constructed of the same split face block used on the building; the height of the masonry piers shall be consistent with the height of the fence; and the proposed vinyl fence shall be white in color, consistent with the existing rail fences within the Commonwealth Center development. (P)
2. The plans shall be revised to ~~either extend the proposed screen fence approximately thirty (30) feet east toward the site entrance, and~~ shall also be provided on the east side of the entrance (as generally shown on the plan revision prepared by Balzer and Associates, Inc. dated December 18, 2007) or and the automatic gate closest to the site entrance shall provide screening of the loading area from Commonwealth Center Parkway. The screen fence shall end with a masonry column. At time of occupancy, the height and location of the screen fence shall be adjusted, to the maximum extent practicable, to screen views of any overhead doors visible from public rights of way. (P)
3. If the overhead doors on the south elevation are visible from Brad McNeer Parkway at the time of occupancy, the white vinyl fence shall be installed in lieu of portions of the proposed perimeter chain link fence. Also, if necessary, the automatic gate located on the south property line shall provide screening from Brad McNeer Parkway. (P)
4. The building elevations shall be revised to match the site plan. ~~Except for the proposed building opening for the vehicular drive into the building, no~~ No overhead doors shall be located on the north elevation closest to, and oriented toward the site entrance from Commonwealth Center Parkway. Building elevations shall also be revised to indicate the color of overhead doors to closely match or blend with the color of adjacent wall. (P)
5. Lighting plans and specifications shall be revised and resubmitted to the Planning Department in accordance with the textual statement of Case 86SN0144, which limits the height of site area lighting to twenty (20) feet. (P)

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

**08TS0145:** In Bermuda Magisterial District, **ENON, LLC** requested tentative subdivision approval of 122 single family and townhouse single family residential lots and relief to street access requirements (Section 17-76) to allow 122 single family and townhouse lots on a single improved access. This development is commonly known as **ENON STATION**. This request lies in a Commercial (C-3) District on two (2) parcels totaling approximately fifty-three (53) acres lying approximately 1,000 feet off the east line of Enon Church Road, also fronting approximately fifty (50) feet on the east line of Enon Church Road. Tax IDs 824-648-Part of 6539 and 826-648-3681.

Mr. Feest presented an overview of, and staff's recommendation, for denial of Case 08TS0145.

Mr. Andy Scherzer, the applicant's representative, did not accept staff's recommendation, noting the applicant had worked diligently with adjacent residents to craft the proposal in accordance with their desires that there be no street access permitted to their neighborhoods.

Mr. Gecker opened the discussion for public comment.

Ms. Jean Finch, an adjacent property owner, expressed concerns that drainage from the proposed development would adversely impact her property.

There being no one else to speak, Mr. Gecker closed the public comment.

Mr. Scherzer stated several of the proffered conditions were specifically designed to address Ms. Finch's concerns and would have no adverse impact on her property.

Mr. Wilson stated he had worked very closely with the applicant and the community during the zoning process to address their concerns/issues and he was confident the proffered conditions adequately addressed them.

On motion of Mr. Wilson, seconded by Mr. Litton, the Commission resolved that tentative subdivision approval of 122 single family and townhouse single family residential lots and relief to street access requirements (Section 17-76) to allow 122 single family and townhouse lots on a single improved access for Case 08TS0145, Enon, LLC (Enon Station), shall be and it thereby was granted, subject to the following conditions and review notes:

#### CONDITIONS

1. The BMP's initial, predominant water-quality function shall be sediment control; the implementation of which shall be coordinated with the first portion of the project that drains in its direction. (EE)
2. Per Section 8-4 of the Erosion Control Ordinance, prior to the issuance of a Land Disturbance Permit, the Environmental Engineering Department shall require copies of applicable correspondence from the USACOE so that it may be determined that all wetlands permits have been received. (EE)
3. The pedestrian-access facilities design as shown on the tentative shall be included in the road and drainage plans that must be approved by both VDOT and the Environmental Engineering Department. Road right-of-way shall be wide enough to encompass the pedestrian-access facilities if the sidewalks meet State criteria. (EE)
4. Unless otherwise approved by the Environmental Engineering Department, the spillway structure for the wet pond(s) shall be a concrete weir. (EE)
5. Any timbering that is to occur as the first phase of infrastructure construction will be incorporated into the project's erosion-and-sediment control plan narrative and will not commence until the issuance of a land disturbance permit for subdivision construction and proper installation of erosion control measures. (EE)

6. The USACOE jurisdictional wetlands shall be shown on the construction plans and subdivision plat. (EE)
7. Roof gutters and downspouts shall be installed on the town house dwellings. All roof drainage leaders will be tied directly into onsite storm sewers or other stable conveyance systems deemed appropriate by the Environmental Engineering Department. (EE)
8. The design and construction of the SWM/BMP will be subject to independently documented geotechnical approval. The services that must be provided by the independent geotechnical engineering firm shall include full-time geotechnical inspection paid for by the developer. That full-time inspection shall include but not be limited to the following:
  - a. Participation/input into the design process as necessary to facilitate the approval process of the independent geotechnical consultant. Observation, testing and documentation of:
    - i. Suitable sub-grades to receive compacted structural fill for earth dam construction.
    - ii. The cut-off trench, spillway pipe, drainage blanket, riser structure, and concrete chute spillway sub-grades as applicable to evaluate whether suitable soil is present at bearing grade to verify proper installation.
    - iii. Reinforcing steel, if required, to evaluate its conformance with the project plans and specifications. (EE)
9. The facility certification process shall be performed by an engineering/surveying professional under a "retained services contract" chosen by the County at the owner's expense. (EE)
10. The name of the geotechnical professional who will provide the geotechnical approval on the dam will be furnished prior to the issuance of the land disturbance permit. (EE)
11. The 100-year floodplain surrounding the wetlands will be shown as field located on the construction plans and shall be re-field verified prior to the issuance of a building permit. An NBP shall be stipulated for the affected lots. (EE)
12. Prior to construction plan approval, the Environmental Engineering Department must have received documentation that the sub-divider or his representative has notified certain property owners determined by the Department of the proposed adjacent construction. (EE)
13. Building envelopes as shown on the tentative plan along with any other directed by the Environmental Engineering Department shall be placed on the construction plans and subdivision plat. (EE)



14. The floodplain as shown on the approved construction plans and the recorded subdivision plat shall be the result of hydrologic and hydraulic engineering methods and assumptions which are approved by the Environmental Engineering Department. (EE)
15. The achievement of adequate surface drainage on lots will be the responsibility of the subdivider. The sale of lots does not absolve the subdivider from this responsibility prior to State acceptance of the streets and for a period of one year after the streets are taken into the State system. (EE)
16. Unanticipated problems in the existing adjacent downstream developments which in the opinion of the Environmental Engineering Department, are caused by increases in storm water runoff from the project shall be the responsibility of the subdivider. (EE)
17. To provide for adequate drainage and protection of home sites, the following shall be accomplished:
  - a. Design centerlines of road profiles shall be a minimum one (1) foot below existing grade and/or the drainage design shall provide each lot with a minimum one (1) percent gradient from the lowest and/or most remote point within the lot to an adequate receiving outfall as determined by the environmental engineer.
  - b. Crawlspace elevations shall be constructed a minimum of one (1) foot above original ground unless a qualified professional determines that adequate drainage can be obtained by other methods. Lots required to have elevated crawlspaces shall be shown on the construction plans and so noted on final check and record plats.
  - c. Unless otherwise approved by the Environmental Engineering Department, all lots will function independently in the provision of a surface drainage design for the lots.
  - d. As applicable, the minimum floor elevation for all lots will be designated at one (1) foot above the controlling road and railroad sag. (EE)
18. Unless and until the Environmental Engineering Department determines otherwise, there is no available drainage outfall in the direction of the Jean E. French and Howard Bridger properties. (EE)
19. Unless otherwise approved by the Environmental Engineering Department, a State maintained road will be built in the Dover Street right of way. (EE)
20. Unless otherwise approved by the Environmental Engineering Department, a man made drainage outlet system conforming to all county minimum standards shall be provided within the limits of the project which will hydraulically link the wetlands located between lots sixty-five (65) and eighty (80) to the stream into which the existing thirty-six (36) inch RCP under the railroad line discharges. A known permanent maximum ponding elevation in the wetlands will establish the twenty-five (25) foot setback for homes. (EE)

21. Unless otherwise approved by the Environmental Engineering Department, the applicant shall submit the required study to the Environmental Engineering Department for the purposes of opting out of the RMA requirements of the Chesapeake Bay Act. (EE)
22. The lake on the Finch property will be upgraded as directed by the Environmental Engineering Department. (EE)
23. Unless otherwise approved by the Environmental Engineering Department, there shall be no land disturbance in those portions of the property that drain in the direction of the Jean Finch property until there are existing drainage easements and County maintainable drainage conveyance systems which will eliminate the flooding presently being experienced by properties at the end of Burgess Road. (EE)
24. Unless otherwise approved by the Environmental Engineering Department, easements from the project down to Burgess Road will be required along all corridors discharging storm water from the project. (EE)
25. Unless otherwise approved by the Environmental Engineering Department, there shall be only one set of culverts under Enon Station Drive draining to the existing inadequate twin thirty-six (36) inch pipes under Burgess Road. (EE)
26. The culvert improvements under Burgess Road must pass the 100 year post watershed development storm and shall be satisfactorily implemented prior to recordation. (EE)
27. Unless otherwise directed by the Environmental Engineering Department, the culvert design for Enon Station Drive will be based on storage routing methods acceptable to the Environmental Engineering Department. (EE)
28. The storm drainage design for the project shall be in accordance with the Environmental Engineering Report of September 13, 2007. (EE)
29. There is an existing eight (8) inch wastewater collector line that terminates adjacent to the north side of East Hundred Road at the existing Breez-In Convenience Store approximately 1,050 feet south of this project. This existing eight (8) inch sewer line is the proposed tie-in point for the proposed project. The engineer will be required to determine whether or not capacity remains in this line for the requested level of development for this project prior to construction plan submittal. (U)
30. Additional pavement shall be constructed on North Enon Church Road to provide left and right turn lanes. (T)
31. In conjunction with the final check submittal, a copy of the Homeowners Association by laws shall be submitted to the Fire Department for review. (F)
32. The construction plans shall note the radius of all curbing to ensure access for all fire apparatus. The turning radius shall be a minimum forty-two (42) foot outside of curb. (F)

33. All private alleys proposed for fire access shall be posted to indicate no parking. Refer to IFC 2003, Appendix D, D103.6.1 thru D103.6.2. (F)

NOTES:

- A. This project is subject to the Johnson Creek Drainage Policy which requires the release of the post development 2, 10 and 100 year storms to be at rates equal to the pre-development 2, 10 and 100 year storm. (EE)
- B. It will be the responsibility of the sub divider to make certain, by whatever means necessary, (i.e., on-site water line looping or off-site water line extensions, etc.) that the proposed project, as well as the pressure zone the project is located within, complies with the Chesterfield County Fire Department's required fire flow of 1000 gpm at 20 psi residual. (U)
- C. This office may require redesign or modifications to the proposed sewer layout, as shown on the tentative plan, once the field work and final design has been completed by the engineer and shown on initial construction plan submittal for review and approval. (U)
- D. On the revised tentative plan, label the size and provide the County contract number for the off-site sewer line tie-point for this development on a 1"= 50' plan sheet. (U)
- E. Please note proffered conditions of zoning relative to required road improvements and submission of a phasing plan. (T)
- F. All improvements to existing transportation facilities required as a result of the impact of this project shall be the responsibility of the developer. Approval of detailed construction plans is a prerequisite to issuance of a land use permit allowing access onto and construction within State maintained rights of way. It should be noted that plan approval at this time does not preclude the imposition of additional requirements at construction plan review. (VDOT)
- G. Any requirements of the Subdivision Ordinance adopted by Chesterfield County that are equal to or greater than 2005 SSR provisions including listing of documents incorporated in 24 VAC 30-91-160 are VDOT requirements in Chesterfield County and govern unless Chesterfield County concurs with an exception to their higher standards. (VDOT)
- H. All right of way widths as shown are preliminary and should be so noted. Actual widths shall be determined by roadway design as stipulated in Appendix B of the 2005 Subdivision Street Requirements (SSR). (VDOT)
- I. The design of any/all proposed landscape embellishments (ie, landscaping, hardscaping, signage, lighting, irrigation, fencing, etc.) to be installed within State maintained rights of way must be submitted to VDOT for review as separate submittal under Permit Process. VDOT approval of said plan shall be granted prior to installation. Failure to comply with these requirements may result in the removal of said embellishments prior to State acceptance. (VDOT)

- J. All roads to be designed and constructed per current VDOT standards and specifications. (VDOT)
- K. The construction of transportation improvements on roadways which are defined as arterials or collectors in Chesterfield County's Thoroughfare Plan, and all internal roads require the implementation of a comprehensive inspection program to insure compliance with VDOT standards and specifications. Inspection services shall be provided utilizing one of the following options:
- a. The applicant shall retain the services of a licensed geotechnical engineer to perform the required inspection and testing, or,
  - b. The applicant shall request that VDOT provide inspection services through the establishment of an accounts receivable with the contractor responsible for providing all required material testing.
- Either option a or b may be used for each category of road at the preference of the developer. (VDOT)
- L. The design of private entrance access along curb and gutter streets shall be in accordance with Appendix B of the 2005 SSR. (VDOT)
- M. VDOT standard (based on current roadway functional classification) roadway and pavement widening with shoulders and ditch lines and pavement design improvement should be provided along the limits of development on Enon Church Road to which connections is to be made to accommodate safe and efficient vehicular movements on Enon Church Road. (VDOT)
- N. The Terminuses of Enon Station Manor, extended shall be designed as a temporary turnaround as stipulated in Appendix B of the 2005 SSR. (VDOT)
- O. A right and left turn lane shall be provided if VDOT warrants are met at the intersections of Enon Station Drive with Enon Church Road. (VDOT)
- P. The design and construction of any pedestrian facilities for the proposed VDOT maintenance shall be in accordance with Appendix B of the 2005 SSR. (VDOT)
- Q. For units with rear loaded garages, alleyways will be maintained as private roadways and such connections to VDOT maintained right-of-way shall meet the requirements of Commercial Entrances, conforming to the VDOT CG-11 standard. All alley connections shall be aligned perpendicular (radial) to the intersecting public street. The minimum entrance width shall be twenty-four (24) feet. Horizontal and vertical sight distance requirements will apply to all street intersections and all alley connections to VDOT maintained streets where rear-loading of residential units is provided by means of alleys. (VDOT)
- R. Stormwater runoff from private alleys shall not discharge directly into streets to be VDOT maintained. (VDOT)

- S. Only one curb and gutter design may be used along the length of a street, as per 24VAC 30-91-110. (VDOT)
- T. It is recommended that Roundabout design shall be coordinated with Richmond District Traffic Engineering prior to, or on the earliest stage of the construction plans submission in order to assure an approvable design. (VDOT)
- U. Adequacy of the ultimate outfall from proposed development shall be successfully demonstrated in the construction plans for the proposed subdivision, and all associated work shall be developer's responsibility. (VDOT)
- V. Sanitary sewer manholes as shown are preliminary and should be so noted. Actual locations of utility manholes shall be shown on construction plans and in accordance with Appendix B of the 2005 Subdivision Street Requirements (SSR). (VDOT)
- W. Location and description of all construction elements of the roadways as shown are preliminary and should be so noted. Actual design and construction of roadway elements shall be shown on construction plans and in accordance with Appendix B of the 2005 Subdivision Street Requirements (SSR). (VDOT)
- X. All conditions and proffered conditions of zoning Case 07SN0141 shall apply to the land shown within this approved tentative. All construction proffers shall be placed on the final check and record plat. (P)
- Y. The twenty (20) foot tree preservation strip and the twenty (20) foot landscaped setback as required in condition 6 of the zoning case shall be placed on the final check and record plat. This area must be inspected by Planning prior to record plat submittal. (P)
- Z. The focal point shall be hardscaped with benches and other amenities including, but not limited to, pavilions, gazebos, neighborhood parks, and trails that accommodate and facilitate gatherings for the community use. The focal point shall be developed concurrent with the first phase of the residential development. (P)
- AA. Standard conditions. (P)
- BB. A homeowner's association is required in accordance with Section 19-559. (P)
- CC. Hydrant requirements and locations shown on the tentative plan may not be acceptable. The number of hydrant(s) required and their location will be evaluated at the time of construction plan review. (F)
- DD. When submitting the construction plans, provide an additional copy to go to the Fire Department for review. (F)

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

**V. RECESS.**

There being no further business to come before the Commission, it was on motion of Mr. Wilson, seconded by Mr. Litton, that the Commission adjourned the Afternoon Session at 3:19 p. m., agreeing to meet in the Community Development Building 1<sup>st</sup> Floor Break Room at 5:00 p. m. for dinner.

AYES: Messrs. Gecker, Gulley, Wilson, Litton and Bass.

During dinner, there was discussion pertaining to various rezoning and Conditional Use request sites.

**6:00 P. M. PUBLIC MEETING AND HEARING**

**JOINT PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE PUBLIC HEARING.**

Mr. Gecker called the Joint Planning Commission and Historic Preservation Committee public hearing to order. He explained the Commission and Preservation Committee were considering two (2) requests for historic landmark designation.

**I. INVOCATION.**

Mr. Wilson presented the invocation.

**II. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.**

Miss Julianna Gecker led the Pledge of Allegiance to the Flag.

**III. REVIEW MEETING PROCEDURES.**

Mr. Turner reviewed the meeting procedures relating to the Planning Commission/Historic Preservation Committee's consideration of historic landmark designations.

**IV. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**V. HISTORIC LANDMARK DESIGNATION REQUESTS.**

◆ ◆ ◆

**08HP0153:** In Matoaca Magisterial District, **JOHN AND KIMBERLY HUGHES** requested historic landmark designation and amendment of the zoning district map for the **GEORGE PERDUE HOUSE**. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 3.3 acres and is known as 11410 Beach Road. Tax ID 745-654-8256.

◆ ◆ ◆

**08HP0154:** In Matoaca Magisterial District, **JOHN AND KIMBERLY HUGHES** requested historic landmark designation and amendment of the zoning district map for the **PERDUE-MITCHELL HOUSE**. The Comprehensive Plan suggests the property is appropriate for single family residential use of one to five acres suitable to R-88. This request lies in an Agricultural (A) District on 5.2 acres and is known as 11400 Beach



The Planning Commission and Historic Preservation Committee held a joint public hearing to consider historic landmark designation for Cases 08HP0153, John and Kimberly Hughes (George Perdue House) and 08HP0154, John and Kimberly Hughes (Perdue-Mitchell House). **(Note: See separate set of Joint Planning Commission/Historic Preservation Committee Meeting minutes dated December 18, 2007).**

**VI. RECESS.**

There being no further business to come before the joint session, the meeting was recessed at 6:37 p. m. to allow preparations to continue the regular meeting to consider zoning and/or plan amendment recommendations and was reconvened at 6:42 p. m.

Reconvening:

**REGULARLY SCHEDULED PLANNING COMMISSION MEETING.**

Mr. Gecker called the regularly schedule Planning Commission Evening Session to order at 6:42 p. m.

**VII. REVIEW AGENDAS FOR UPCOMING MONTHS.**

Mr. Turner apprised the Commission of the caseload agenda for the upcoming months, noting there were twelve (12) cases scheduled on the January 15, 2008, agenda; eighteen (18) cases scheduled on the February 2008, agenda; and six (6) cases scheduled on the March 2008, agenda.

**VIII. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**IX. REVIEW MEETING PROCEDURES.**

Mr. Turner reviewed the meeting procedures for rezonings, conditional uses and Plan amendments.

**X. CITIZENS' INPUT ON UNSCHEDULED MATTERS.**

There were no citizen comments on unscheduled matters at this time.

**XI. REQUEST FOR WITHDRAWAL.**

**08SN0123:** In Matoaca Magisterial District, **RICHMOND 20 MHZ LLC** withdrew the request for Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-9) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The

Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 30.0 acres fronting approximately 560 feet on the north line of Woodlake Village Parkway approximately 130 feet west of Laurel Trail Road. Tax IDs 722-677-8967 and 722-678-9060.

No one was present to represent Case 08SN0123.

There was no opposition to the withdrawal.

In response to a question from Mr. Bass, staff stated the applicant had submitted written documentation to withdraw the request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission acknowledged withdrawal of Case 08SN0123.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.  
ABSENT: Mr. Litton.

## **XII. REQUESTS FOR DEFERRAL BY APPLICANTS.**

**05SN0310:** In Dale Magisterial District, **HILL DEVELOPMENT ASSOCIATES, LTD** requested rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to allow exceptions to Ordinance requirements. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 73.8 acres fronting in two (2) places for approximately 300 feet on the south line of Kingsland Road approximately 200 feet west of Pine Glade Lane, also fronting approximately 270 feet on the north line of Route 288 approximately 2,700 feet east of Salem Church Road. Tax IDs 780-670-6772 and 780-671-1301, 2751 and 8852.

Mr. Gecker noted that, due to a previous commitment, Mr. Litton was not present at this time and requested that Case 05SN0310, Hill Development Associates, LTD., be moved to the end of the agenda, in anticipation of Mr. Litton's arrival.

It was, therefore, the consensus of the Commission to reorder Case 05SN0310 to the end of the agenda.

**07SN0292:** In Bermuda Magisterial District, **EMERSON COMPANIES LLC** requested deferral to the regularly scheduled February 2008 meeting for consideration of rezoning and amendment of zoning district map from Community Business (C-3) and General Business (C-5) to Residential Townhouse (R-TH) plus proffered conditions on an adjacent six (6) acre parcel zoned Community Business (C-3) and General Business (C-5). Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for general commercial use. This request lies on 16.2 acres fronting approximately 810 feet on the west line of Jefferson Davis Highway approximately 150 feet south of Velda Road. Tax IDs 794-665-8176 and 794-666-6515.

Ms. Carrie Coyner, the applicant's representative, requested deferral of Case 07SN0292 to the Planning Commission's regularly scheduled February 2008 public hearing.

There was no opposition to the deferral.



The following motion was made at the applicant's request.

On motion of Mr. Wilson, seconded by Mr. Gulley, the Commission resolved to defer Case 07SN0292 to the regularly scheduled February 2008, Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT: Mr. Litton.

**07SN0333:** In Midlothian Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requested deferral to the regularly scheduled February 2008 meeting for consideration of rezoning and amendment of zoning district map from Residential (R-7), Neighborhood Business (C-2), Community Business (C-3), Regional Business (C-4) and General Business (C-5) to Regional Business (C-4) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use. This request lies on 83 acres located in the southwest quadrant of Midlothian Turnpike and Chippenham Parkway, also fronting on the north line of Cloverleaf Drive and the northern terminus of Starview Lane. Tax IDs 764-705-3864, 6668 and 8227; 764-706-3159-00001 and 00002 and 8861-00001 and 00002; 764-707-6112-00001 and 00002; 765-704-2693; 765-705-4651, 5781, 7651 and 7962; 765-706-1010-00001 and 00002, 4170, 6964, 8068 and 8842; and 765-707-6600.

Mr. Tom Jacobson, agent for the Board of Supervisors, requested deferral of Case 07SN0333 to the regularly scheduled February 2008 Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Gecker, seconded by Mr. Wilson, the Commission resolved to defer Case 07SN0333 to the regularly scheduled February 2008 Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT: Mr. Litton.

**07SN0372:** In Clover Hill Magisterial District, **EWN INVESTMENTS, INC.** requested deferral to the regularly scheduled February 2008 meeting for consideration of rezoning and amendment of zoning district map from Community Business (C-3) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 7.0 acres fronting approximately 860 feet in the northwest quadrant of the intersection of Hull Street Road and Duckridge Boulevard. Tax ID 722-671-1285.

Mr. Jim Theobald, the applicant's representative, requested deferral of Case 07SN0372 to the regularly scheduled February 2008 Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Gulley, seconded by Mr. Wilson, the Commission resolved to defer Case 07SN0372 to the regularly scheduled February 2008 Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT: Mr. Litton.

**07SN0385:** In Matoaca Magisterial District, **FIRST COMMONWEALTH SERVICES** requested deferral to the regularly scheduled March 2008 meeting for consideration of rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.2 units per acre or less. This request lies on 8.2 acres fronting approximately 270 feet on the east line of Winterpock Road north of Springford Parkway; also fronting approximately 170 feet on the west line of Summercreek Drive across from Summercreek Place. Tax ID 722-661-8707.

Ms. Kristen Keatley, the applicant's representative, requested deferral of Case 07SN0385 to the regularly scheduled March 2008 Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission resolved to defer Case 07SN0385 to the regularly scheduled March 2008 Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT: Mr. Litton.

**08SN0131:** In Matoaca Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requested deferral to the regularly scheduled February 2008 meeting for consideration of Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies in an Agricultural (A) District on 137.2 acres fronting approximately 1,600 feet on the north and south lines of John Winston Jones Parkway approximately 900 feet northeast of Woodpecker Road; also fronting in two (2) places for approximately 280 feet on the northeast line of Woodpecker Road approximately 600 feet southeast of John Winston Jones Parkway. Tax ID 783-626-4767.

Mr. Bill Carlson, agent for the Board of Supervisors, requested deferral of Case 08SN0131 to the regularly scheduled February 2008 Planning Commission public hearing.

There was no opposition to the deferral.

The following motion was made at the applicant's request.

On motion of Mr. Bass, seconded by Mr. Gulley, the Commission resolved to defer Case 08SN0131 to the regularly scheduled February 2008 Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.  
ABSENT: Mr. Litton.

**XIII. REQUEST FOR DEFERRAL BY INDIVIDUAL PLANNING COMMISSIONER.**

**07SN0341:** In Bermuda Magisterial District, **ACQUISITIONS PLUS LLC** requested rezoning and amendment of zoning district map from Light Industrial (I-1) and Residential (R-7) to Residential Townhouse (R-TH). Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.5-4 units per acre. This request lies on 16.9 acres fronting approximately 920 feet on the north and south lines of Gayland Avenue approximately 600 feet east of Jefferson Davis Highway. Tax IDs 792-678-1855, 2312, 2756, 3614, 3859, 4762, 5018, 5765, 6322, 6667, 7626, 7770, 8673 and 9532; and 793-678-0077.

Ms. Kristen Keatley, the applicant's representative, accepted deferral of Case 07SN0341 by Mr. Wilson to the January 15, 2008, Planning Commission public hearing.

Ms. Kathleen Neatherly, an adjacent property owner, supported the deferral.

The following motion was made at Mr. Wilson's request.

On motion of Mr. Wilson, seconded by Mr. Gulley, the Commission, on their own motion, resolved to defer Case 07SN0341 to the January 15, 2008, Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.  
ABSENT: Mr. Litton.

**XIV. REQUESTS WHERE THE APPLICANT ACCEPTS THE RECOMMENDATION AND THERE IS NO OPPOSITION PRESENT.**

**08SN0158:** In Clover Hill Magisterial District, **JAMES RIVER PETROLEUM** requested amendment of Conditional Use Planned Development (Case 84S111) and amendment of zoning district map to permit an automobile service station. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies in a Light Industrial (I-1) District on 0.8 acres fronting approximately 120 feet on the south line of Deerhill Road approximately 280 feet east of Warbro Road. Tax ID 738-686-Part of 3239.

Mr. Jeff Straub, the applicant's representative, accepted staff's recommendation.

No one came forward to speak in favor of, or in opposition to, the request.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission resolved to recommend approval of Case 08SN0158, subject to the following condition:

## CONDITION

The Textual Statement, dated September 18, 2007, shall be considered the plan of development.  
(P)

(This condition is in addition to the conditions of approval of Case 84S111.)

AYES: Messrs. Gecker, Gulley, Wilson and Bass.  
ABSENT Mr. Litton.

**08PD0215:** In Midlothian Magisterial District, **RICHMOND 20 MHZ, LLC** requested Substantial Accord Determination and amendment of zoning district map to permit a communications tower in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.01 to 2.5 units per acre. This request lies on 3.0 acres fronting approximately 720 feet on the northeast line of Coalfield Road across from Gorham Lane. Tax ID 727-700-0239.

Mr. Brennen Keene, the applicant's representative, accepted staff's recommendation.

Mr. Gecker opened the discussion for public comment.

Mr. Gerald Bosch, an adjacent property owner, voiced opposition to the request; displayed photographs of the subject property depicting the proximity of the proposed use to his home; and expressed concerns that any removal of trees and/or buffer vegetation would have an adverse visual impact to his property and quality of life.

There being no one else to speak, Mr. Gecker closed the public comment.

There was discussion relative to an easement that traversed the property; who owned the easement; how access to the subject property would be achieved; and other issues of concern.

Mr. Gecker stated he felt approval of the request was appropriate, subject to the imposition of a condition which he read for the record.

On motion of Mr. Gecker, seconded by Mr. Wilson, the Commission found Case 08PD0215 for a proposed public facility (communications tower) to be in Substantial Accord with the Comprehensive Plan, subject to the following condition:

## CONDITION

Access to the site from Coalfield Road shall be provided within the Dominion Virginia Power Easement, provided removal of vegetation outside of the easement is not required by the Virginia Department of Transportation to achieve adequate sight distance. Otherwise access shall be provided along the southern portion of the property.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.  
ABSENT Mr. Litton.

**05SN0310\***: In Dale Magisterial District, **HILL DEVELOPMENT ASSOCIATES, LTD** requested rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to allow exceptions to Ordinance requirements. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies on 73.8 acres fronting in two (2) places for approximately 300 feet on the south line of Kingsland Road approximately 200 feet west of Pine Glade Lane, also fronting approximately 270 feet on the north line of Route 288 approximately 2,700 feet east of Salem Church Road. Tax IDs 780-670-6772 and 780-671-1301, 2751 and 8852.

Mr. Gecker noted Mr. Litton would not be attendance at the meeting. Mr. Wilson stated Mr. Litton had requested that the request be deferred if he were unable to attend the meeting.

Mr. Brennen Keene, the applicant's representative, requested Case 05SN0310 be deferred to the January 15, 2008, Planning Commission public hearing.

Mr. Wilson stated Mr. Litton had indicated he felt a thirty (30) day deferral would not be sufficient to address issues of concern and had asked that he defer the request for an additional sixty (60) days.

No one came forward to speak in favor of, or in opposition to, the deferral.

The following motion was made at the applicant's request for a thirty (30) day deferral and at Mr. Wilson's request for an additional sixty (60) day deferral.

On motion of Mr. Wilson, seconded by Mr. Gulley, the Commission resolved to defer Case 05SN0310, thirty (30) days at the applicant's request and sixty (60) days on the Commission's motion, for a total of ninety (90) days, to the regularly scheduled March 2008 Planning Commission public hearing.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT Mr. Litton.

## **XV. COMPREHENSIVE PLAN AMENDMENT.**



The Northern Courthouse Road Community Plan, an amendment to The Powhite/Route 288 Development Area Plan, the Northern Area Plan, the Midlothian Area Community Plan, and the Route 360 Corridor Plan, and the Thoroughfare Plan, parts of The Plan For Chesterfield, as the Plan relates to Courthouse Road and the surrounding area of the County. The Northern Courthouse Road Community Plan area is generally bounded: by the rear of properties fronting on Midlothian Turnpike to the north; the rear of properties fronting on Hull Street Road to the south; Adkins Road, Pocoshock Creek and the western border of the neighborhoods of Bexley West and Pocoshock Heights to the east, and the eastern border of Falling Creek and the neighborhood of Genito Woods to the west. The Northern Courthouse Road Community Plan, if adopted by the Board of Supervisors, will become part of The Plan For Chesterfield, the County's comprehensive plan. The Plan For Chesterfield is used by County citizens, staff, the Planning Commission and Board of Supervisors as a guide for future decisions affecting the County including, but not limited to, decisions regarding future land use, road networks and zoning actions. Once the Northern Courthouse Road Community Plan is adopted, it will replace various parts of the Powhite/Route 288 Development Area Plan (adopted in 1985), the Northern Area Plan (adopted in 1986), the Midlothian Area Community Plan

(adopted in 1989), and the Route 360 Corridor Plan (adopted in 1995). The majority of the Plan area is contained within the Clover Hill Magisterial District, with a small portion of the Plan area (south of Lucks Lane and north of Edenberry Drive) located in the Matoaca and Midlothian Magisterial Districts.

The Plan does not rezone land, but suggests Ordinance amendments and other actions. The Planning Commission has recommended a draft plan with the following key elements. Major land use recommendations include: transitional uses between Courthouse Road and surrounding neighborhoods; open space designation for the Moody Tract, entrance to Smoketree Drive and Mansfield Lake; requiring aggregation of parcels at the intersection of Reams and Courthouse Roads; discouraging new multi-family development; allowing the conversion of properties along the east side of Courthouse Road between Dakins Drive and Cherylann Road to office use with appropriate exceptions to bulk requirements in the Zoning Ordinance to accommodate adequate parking; and limiting the amount of office development to 15 percent of the area recommended for Office/Residential Mixed Use. Other major recommendations include: encouraging new residential zoning with sole access through an existing or planned subdivision to meet or exceed the average lot size of, and have a density equal to or less than, the existing subdivision; encouraging a variety of housing types, support of workforce housing efforts, discouraging residential development from employment-generating area, identification of conservation/recreation corridors; adoption of a mandatory water and wastewater ordinance for the area; and, transportation recommendations including: (1) deleting a proposed connector road linking Southlake Boulevard with Courthouse Road at Edenberry Drive; (2) making the future extension of Suncrest Drive to Courthouse Road the "through" movement, with the Paulbrook Drive extension being the "through" movement to Courthouse Road, and, (3) deleting the proposed Collector Road through the Moody Tract, connecting Grove Road with Courthouse Road at the existing Southlake Boulevard intersection.

The Planning Department has recommended a version that differs from the draft recommended by the Planning Commission. Differences include: a recommendation for Neighborhood Mixed Uses for the eastern quadrants of the Reams Road/Courthouse Road intersection; Office/Residential Mixed Use recommendation for the western quadrants of the Reams Road/Courthouse Road intersection; a recommendation of Conservation/Recreation for the Moody Tract with a note calling for Community Mixed Use north of the planned roadway and Office/Residential Mixed Use south of the planned road should the easement be removed from the property; Office/Residential Mixed Use recommendation for properties along the west line of Courthouse Road south of Edenberry Drive; extending the Office/Residential Mixed Use designation to include areas north of Cherylann Road up to Kewbridge Court to allow existing structures to be converted to office uses; extending the Office/Residential Mixed Use designation along the south line of Lucks Lane just west of the intersection with Courthouse Road; the removal of the "Privately-Held Open Space" designation; higher residential density for Office/Residential Mixed Use areas north of Courthouse Road Fire Station and south of Powhite Parkway; and the construction of a 70-foot Collector Road through the Moody Tract connecting Grove Road with Southlake Boulevard should the easement be removed from the property.

Copies of both versions of the draft plan may be obtained through the county's web site at [www.chesterfield.gov/plan](http://www.chesterfield.gov/plan), by visiting the Planning Department located at 9800 Government Center Parkway, or through the County Administrator's Office at 9901 Lori Road. For further information, contact Steven Haasch at 796-7192 or [haaschs@chesterfield.gov](mailto:haaschs@chesterfield.gov).



Mr. Haasch presented an overview of two (2) versions of the proposed *Northern Courthouse Road Community Plan*, as the *Plan* related to Courthouse Road and the surrounding area of the County, noting

the November 5, 2007, version was staff's recommended Plan and the May 15, 2007, version was the Planning Commission's recommended Plan. He stated staff from the County Transportation Department and the Virginia Department of Transportation (VDOT) were present to address concerns/answer questions relative to transportation issues.

Mr. Gecker opened the discussion for public comment.

Mr. William Shewmake, a Midlothian District resident and representative for owners of property along Courthouse Road, stated he felt no more plans should be approved prior to the adoption of a County-wide Comprehensive Plan; and he made general comments relative to safety in the Courthouse Road Corridor and suggested various transportation improvements.

Ms. Andrea Epps, a County resident, stated she concurred with Mr. Shewmake's comments; addressed concerns relative to mixed use in both plans; and that she supported awaiting the adoption of a County-wide Comprehensive Plan.

Mr. Kerry Hutcherson, representing the Virginia Outdoors Foundation, supported the Commission's proposed version of the *Plan*, citing concerns relative to, and reiterating the Foundation's position on, the Moody Tract easement.

There being no one else to speak, Mr. Gecker closed the public comment.

In response to questions from the Commission, Mr. McCracken addressed concerns and answered questions relative to transportation issues.

Mr. Gulley stated he could not remember, during his tenure on the Commission, two plans being presented to the public simultaneously and he felt it had been confusing; addressed issues relative to safety in the Courthouse Road Corridor and the inclusion of a note in the *Plan* regarding building height limitations within the office/residential/mixed use category. He indicated he felt it important to forward a recommendation to the Board at this time rather than awaiting the adoption of a County-wide Comprehensive Plan.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission resolved to recommend approval of the May 15, 2007, Planning Commission version of the *Northern Courthouse Road Community Plan* to include a note regarding building height limitations within the office/residential/mixed use category.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.  
ABSENT Mr. Litton.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission resolved to recommend denial of the November 5, 2007, staff version of the *Northern Courthouse Road Community Plan*.

AYES: Messrs. Gecker, Gulley and Bass.  
ABSTENTION: Mr. Wilson.  
ABSENT Mr. Litton.

**XVI. CITIZEN COMMENT ON UNSCHEDULED MATTERS INVOLVING THE SERVICES, POLICIES AND AFFAIRS OF THE COUNTY GOVERNMENT REGARDING PLANNING OR LAND USE.**

Ms. Andrea Epps, a County resident, expressed appreciation to the Commission for their service to the County and congratulated returning and new members.

**XVII. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Gecker, seconded by Mr. Bass, that the meeting adjourned at 7:47 p. m. to January 15, 2008, at 2:30 p. m. in the Multipurpose Meeting Room of the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, VA.

AYES: Messrs. Gecker, Gulley, Wilson and Bass.

ABSENT: Mr. Litton.

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Chairman/Date

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Secretary/Date